MHC STAFF REPORT SUMMARY: 05/24/23

Pursuant to SMC 25.24.070, the Commission shall consider whether each application for a Certificate of Approval is consistent with Commission guidelines adopted pursuant to SMC 25.24.040, and the Commission may approve the application, disapprove it, or approve it with conditions.

052423.1   **APPLICATIONS FOR CERTIFICATE OF APPROVAL – USE**

052423.11   Pike Place Bags
                1501 Pike Pl #421, Fairley Building
                Kathy Choi, Prospective Business Owner

                Proposal for change of ownership only for existing business. To be operated by Olikai, LLC owned by Kathy Choi (100%).

                Additional information:
                - Zone 2, below street level, Food (a-e), Housing (a-b), Social (a), Retail (a-d), Other (a-b) permitted.
                - Previous Use: Retail (a).
                - Proposed Use: Retail (a) [no proposed change from prior; a permitted use].
                - Size: To be confirmed.
                - Proposed ownership structure: LLC.
                - Applicant reports no other similar businesses owned.
                - Kathy Choi to be onsite for regular day to day operations.
                - Hours of operation: 10 am – 6 pm seven days per week.

                Exhibits:
                - Location information
                - LLC documentation

                Relevant Guidelines:

                2.1   General Principles for Use in the Market
                2.8   Existing Uses and Businesses
                2.10   Changes to Business Structure or Ownership

URC recommendation: To be determined May 17, 2023

052423.12   Pufftown Bakehouse
                1928 Pike Pl, Champion Building
                Serena Rodriguez, Business Owner

                Proposal for new business specializing in handmade croissants with innovative rotating flavor combinations. To be operated by Pufftown Croissants LLC owned by Serena Rodriguez (50%) and Daniel Durand (50%).

Additional information:
- Zone 2, street level, food (a-e) and retail (a-d) permitted.
- Current use: vacant.
- Previous use: food (f) [Taxi Dogs].
- Proposed Use: food (c) [permitted use] ; food (f) [non-permitted use].
- Size: 260 sf.
- Proposed ownership structure: LLC.
- Applicant reports no other similar businesses owned.
- Serena Rodriguez and Daniel Durand to be onsite for day to day operations.
- Hours of operation: Wednesday - Sunday, 8 am to 3 pm.

Exhibits:
- Location information
- Preliminary floorplan
- Sample menu
- Business license
- LLC operating agreement, abbreviated

Relevant Guidelines:

2.1	General Principles for Uses in the Market
2.5	Priority of Market Uses
2.6	Styles and Methods of Business Operations
2.7	New Uses and Businesses

URC recommendation: To be determined May 17, 2023

052423.2   **APPLICATIONS FOR CERTIFICATE OF APPROVAL – DESIGN**

052423.21   <u>Neighborcare Health</u>
1930 Post Alley, Livingston Baker Building
Suzannah Grasel, Miller Hayashi Architects

Proposal to install window guards on pedestrian level windows facing Post Alley.

Exhibits:
- Site plan
- Photos of existing conditions
- Elevation drawings
- Color and materials information
- Attachment details

Relevant Guidelines:

3.1   General Principles for Design in the Market
3.2   Major Structures and Architectural Elements
3.4   Design of Individual Business Spaces

DRC recommendation: To be determined May 17, 2023

052423.22   Hellenika (previously known as Hellenic Dairy)
1920-A Pike Pl, Soames Dunn Building
Alex Apostolopoulos, Business Owner

Proposal for alterations for new business: interior and exterior signage, interior wall finishes, production and storage equipment, displays, dividing walls.

Note: Approved for Use by MHC on 01/25/23. The business name at that time was Hellenic Dairy. Applicant seeks to transition to new business name (no other changes to the approved Use).

Exhibits:
- Description of work
- Site plan
- Elevations, existing
- Elevations, proposed
- Floor plan, existing
- Floor plan, proposed
- Photos of existing conditions
- Colors and materials information for surface finishes
- Signage details
- Cut sheets for production and storage equipment

Relevant Guidelines:

3.1   General Principles for Design in the Market
3.4   Design of Individual Business Spaces
3.5   Lighting
3.6   Signs
3.9   Secretary of the Interior's Standards for Rehabilitation

DRC recommendation: To be determined May 17, 2023